073.0	0002	0022.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,200 / 842,200
					USE VALUE:	842,200 / 842,200
					ASSESSED:	842,200 / 842,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EASTWICK RICHARD TR &
Owner 2:	RADUAZZO MARIE T/TR
Owner 3:	EASTWICK RADUAZZO REVOCABLE T
Street 1:	102 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EASTWICK RICHARD -
Owner 2:	RADUAZZO MARIE T -
Street 1:	102 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,101 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 3038 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10101.000	335,500	600	506,100	842,200
Total Card	0.232	335,500	600	506,100	842,200
Total Parcel	0.232	335,500	600	506,100	842,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.22 | /Parcel: 277.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46471

GIS Ref

GIS Ref

Insp Date 10/09/18

!6171!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,500	600	10,101.	506,100	842,200	842,200	Year End Roll	12/18/2019
2019	101	FV	259,200	600	10,101.	470,000	729,800	729,800	Year End Roll	1/3/2019
2018	101	FV	259,200	600	10,101.	470,000	729,800	729,800	Year End Roll	12/20/2017
2017	101	FV	259,200	600	10,101.	412,100	671,900	671,900	Year End Roll	1/3/2017
2016	101	FV	259,200	600	10,101.	376,000	635,800	635,800	Year End	1/4/2016
2015	101	FV	258,000	600	10,101.	332,600	591,200	591,200	Year End Roll	12/11/2014
2014	101	FV	258,000	600	10,101.	314,500	573,100	573,100	Year End Roll	12/16/2013
2013	101	FV	258,000	600	10,101.	299,300	557,900	557,900		12/13/2012

PRINT

Date	Time
12/10/20	20:58:33

LAST REV

Date	Time
01/23/19	15:24:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EASTWICK RICHAR	64583-524		11/28/2014	Convenience	1	No	No		
LEE CHI WING	28522-62		5/1/1998		301,500	No	No		Y

USER DEFINED

Prior Id # 1:	46471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2013	1454	Re-Roof	17,652	C				
9/9/2008	1013	New Wind	4,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
1/28/2014	Info Fm Prmt	EMK	Ellen K
12/19/2008	Meas/Inspect	336	PATRIOT
11/13/1999	Inspected	256	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10101		Sq. Ft.	Site		0	70.	0.72	12									506,121						506,100	

Total AC/HA: 0.23189 | Total SF/SM: 10101 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 506,121 | Spl Credit | Total: 506,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	25	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25483871
Const Adj.:	1.00719571
Adj $ / SQ:	120.067
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412120
Depreciation:	76654
Depreciated Total:	335466

COMMENTS

OF=4 FIXTURES IN 1 BTH & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

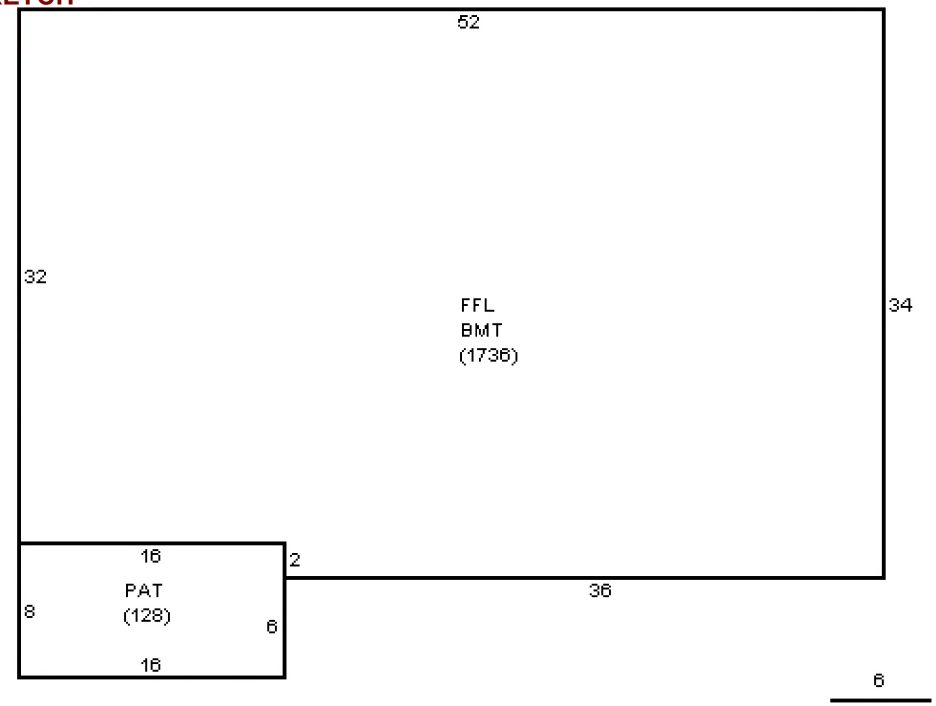
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	120.07
Special Features:	0	Val/Su Net:	93.19
Final Total:	335500	Val/Su SzAd	193.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,736	53.580	93,015
FFL	First Floor	1,736	120.070	208,437
PAT	Patio	128	5.220	668

Net Sketched Area:	3,600			Total:	302,120
Size Ad	1736	Gross Are	3600	FinArea	3038

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0022.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	A	AV	1990	4.59	T	23.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600